



**BOARD OF ADJUSTMENT
CITY OF MIAMI SPRINGS, FLORIDA**

**Chairman Manuel Perez-Vichot
Board member Kevin Berounsky
Board member Jesse Thrash**

**Vice Chairman Francisco Fernandez
Board member Ariana Fajardo
Alternate Bill Tallman**

**AGENDA
Regular Meeting
Monday, August 7, 2006
7:00 p.m.**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES OF REGULAR MEETING**
 - A) June 5, 2006
- 3. RESCHEUDLING OF SEPTEMBER 2006 BOARD OF ADJUSTMENT MEETING DUE TO THE LABOR DAY HOLIDAY**
- 4. NEW BUSINESS**
 - 1) **Case # 37-V-06
Ruth Gonzalez
431 North Melrose Drive
Zoning: R-1C, Single-Family Residential
Lot Size: 70' x 130'**

Applicant is requesting a variance from Code Section 150-043 *R-1C district (C)* *Building site area required* to construct an addition to her home on an undersize lot.

- 2) **Case # 38-V-06**
Sookrvethai Deleastillo
4441 N.W. 36th Street
Zoning: AHMBD; Airport, Highway, Marine Business District
Lot Size: 10,395 sq. ft.

Applicant is requesting a variance from Code Section 150-005 *Alcoholic Beverages* (B), (D), (F) to transfer an existing 2-COP license to the new tenant of a business.

- 3) **Case # 40-V-06**
Raymond and Imara Gallat
500 Mokena Drive
Zoning: R-1C, Single-Family Residential
Lot Size: 60' x 186.76'

Applicants are requesting a variance from Code Section 150-043 *R-1C district* (C) *Building site area required* to construct an addition to their home on an undersize lot.

- 4) **Case # 42-V-06**
Alina R. Morales
1085 Westward Drive
Zoning: R-1D, Single-Family Residential
Lot Size: 75' x 100'

Applicant is requesting a variance from Code Section 150-044 *R-1D district* (D) *Front yard required* to construct a porch on to her home that will result in a front yard encroachment.

- 5) **Case # 43-V-06**
Rene Quick
1051 Oriole Avenue
Zoning: R-1C, Single-Family Residential
Lot Size: 75' x 124.46'

Applicant is requesting a variance from Code Section 150-010 *Roof Materials* (B) to construct a metal roof onto her existing home.

- 6) **Case # 44-V-06**
Forouzandeh D'Jahanshahi
117 Glendale Drive
Zoning: R-1C, Single-Family Residential
Lot Size: 60' x 127.03'

Applicant is requesting a variance from Code Section 150-043 *R-1C district* (C) *Building site area required* to construct additions to his home on an undersize lot.

- 7) **Case # 45-V-06**
Marvin J. Kimmons
331 Swallow Drive
Zoning: R-3C, Multi-Family Residential
Lot Size: 117.14' x 174'

Applicant is requesting a variance from Code Section 150-010 *Roof Materials* (A) to replace an existing tile roof with shingles.

- 8) **Case # 47-V-06**
Dulce Cecilia Cabrera
135 Sunset Way
Zoning: R-1C, Single-Family Residential
Lot Size: 148.86' x 124.4' x 91.97' x 36.38'

Applicant is requesting a variance from Code Section 150-043 *R-1C district* (D) and (E) to construct additions to her home which will result in front and side yard setback encroachments.

- 9) **Case # 48-V-06**
Lillian Salazar
51 Truxton Drive
Zoning: R-1C, Single-Family Residential
Lot Size: 60' x 128.45'

Applicant is requesting a variance from Code Section 150-043 *R-1C district* (C) *Building site area required* to re-build her home on an undersize lot.

- 10) **Case # 49-V-06**
Beatriz Rodríguez
941 Oriole Avenue
Zoning: R-1C, Single-Family Residential
Lot Size: 80' x 120'

Applicant is requesting a variance from Code Section 150-025 *Awnings and canopies in all zoning districts* (G) *Location* to maintain existing canopies in the side and rear yard setbacks of her property.

- 11) **Case # 50-V-06**
Alex and Denise Plasencia
22 Pinecrest Drive
Zoning: R-1B, Single-Family Residential
Lot Sizes: Proposed Parcel 1 – 64.16' x 94' x 90' x 66.02' x 30.13'
Proposed Parcel 2 – 111.11' x 84.4' x 64.16' x 30.13' x 66.02'

Applicant is requesting a variance from Code Section 150-042 *R-1B district (C) Building site area required* to subdivide an existing lot into two smaller lots, each of which will be less than the required 7,500 sq. ft. in area.

- 12) **Case # 51-V-06**
Angela Nowland and Iraelia Abello
117 Palmetto Drive
Zoning: R-1B, Single-Family Residential
Lot Size: 75' x 125'

Applicants are requesting a variance from Code Section 150-010 *Roof Materials (B)* to construct a metal roof onto their existing home.

- 13) **Case # 52-V-06**
Randy Taylor
3700 N.W. 42nd Avenue
Zoning: AHMBD, Airport, Highway, Marine Business District
Lot Size: 23,417 sq. ft.

Applicant is requesting a variance from Code Section 150-005 *Alcoholic Beverages (A) (4) (B), (D), (F)* to place a new 2-COP license at a restaurant.

5. OLD BUSINESS

None.

6. ADJOURNMENT

The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)
